



## Lilleby: South Sands in the heart of South Devon's Area of Outstanding Natural Beauty





**PLANNING REF: 0998/21/HHO**

**Address: Lilleby, Moulton Road, Salcombe. TQ8 8LG**

**Description: READVERTISEMENT (Revised Plans received) Householder application for alterations and extension to dwelling.**

16<sup>th</sup> July 2021

## **LETTER OF REPRESENTATION FROM THE SOUTH HAMS SOCIETY**

### **The South Hams Society interest**

For nearly sixty years, the South Hams Society has been stimulating public interest and care for the beauty, history and character of the South Hams. We encourage high standards of planning and architecture that respect the character of the area. We aim to secure the protection and improvement of the landscape, features of historic interest and public amenity and to promote the conservation of the South Hams as a living, working environment. We take the protection of the South Devon Area of Outstanding Natural Beauty (AONB) very seriously and work hard to increase people's knowledge and appreciation of our precious environment. We support the right development - in the right places - and oppose inappropriate development, as we strongly believe to be the case with this application.

The South Hams Society (SHS) fully support the Salcombe Town Councils recommendation of objection to this application.

Although we welcome the retention of trees on the development site as stated in the Bat and Nesting Bird Survey (amended 9th June 2021) we nevertheless consider that the proposal will result in significant overdevelopment of the site.

The property 'Lilleby' is prominently located on a steep hillside with extensive tree cover that greatly accentuates this highly scenic area of the South Devon AONB.

The proposed development introduces an increase in scale and massing that is detrimental to the public amenity of the area and conflicts with policy guidance that sets out the protection of the special qualities of the landscape character of the AONB, Heritage Coast and Undeveloped Coast.

Planning Policy at all levels seeks to protect, conserve and enhance protected landscapes.

**W: <https://southhamssociety.org/> FB: <https://www.facebook.com/South.Hams.Society/>  
Charity number: 263985**

Registered address: Olde Stones, West Alvington, Kingsbridge, South Devon TQ7 3PN



Planning Guidance within the AONB Management Plan includes guidance on the types of development likely to conflict with the AONB purposes and have the potential to harm the AONB.

For residential development this includes:

- Large scale individual houses in prominent locations that are of a mass and design inconsistent with local character.
- Development that is poorly related to an existing settlement, or fails to respect or reinforce its character, scale and density.
- Developments detracting from the vernacular building style through inappropriate scale, mass or design.

The Society considers that the proposed development to be in conflict with this guidance and that it therefore presents an unacceptable level of harm to the AONB.

The South Hams District Council has a legal duty to protect and enhance the South Devon AONB which is a nationally prized landscape and a major economic asset.

Section 85 of the Countryside and Rights Of Way Act 2000 requires that the Local Authority adheres to the purpose of conserving and enhancing the landscape and natural beauty of AONB's.

NPPF paragraph 172 specifies that great weight must be given to this purpose.

The applicants are therefore required to demonstrate how the location, siting, layout, scale and design of the proposed development 'conserve and / or enhances what is special and locally distinctive to the site'.

A key objective of the Salcombe Neighbourhood Development Plan (NDP) is that:

Any future development must have due regard of its impact on the AONB , Undeveloped Coast, the rural landscape character and green infrastructure that surrounds the separate and distinctive settlements in the Parish and the natural valleys and landforms.

The Society consider that the proposal conflicts with NDP Policy ENV1 which seeks to protect the characteristics and features of the AONB.

The proposal compromises the local distinctiveness and visual amenity of the hillside location, especially when viewed from the harbour, and imposes an increase of built mass on landscape which justifies sympathetic assessment and protection.



Planning Policy at all levels seeks to protect the valued coastal landscape, and to conserve local landscape character, and therefore the proposed development conflicts with, and fails, Policy objectives as set out in DEV23, DEV24 & DEV25 of the Plymouth and South West JLP.

Guidance within NPPF para 180 sets out to identify and protect tranquil areas which have remained relatively undisturbed by noise and are prized for their recreational and amenity value, and this includes limiting the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation.

The Society have concerns about the level of light pollution that the proposal would introduce into the prominent hillside location.

In conclusion South Hams Society consider that the proposal presents an example of overdevelopment that fails to conserve or enhance the AONB, and is contrary to guidance and objectives set out in National and Local Planning Policies.

The South Hams Society respectfully request that this application is refused.

For and on behalf of the South Hams Society,

Richard Howell,

Chairman



The conservatory is to be removed and the wing largely hidden behind the hedge is to be extended to beyond the conservatory and the hips replaced with vertical ends. This public view as you walk down from the south west coast path towards South Sands.



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